



Anthony Uresti,
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-29-2026

PROPOSED REPLAT OF LOTS 1, 2, & 3 SANTA FE TERRACE SUBDIVISION, PRECINCT No. 2.

ENGINEER QUINTANILLA, HEADLEY AND ASSOCIATES INC. DEVELOPER: MY HOME LLC

☒ PRELIMINARY APPROVAL ☐ FINAL APPROVAL ☐ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☒ WITH VARIANCE

NUMBER OF LOTS: ☐ *SINGLE FAMILY 3 ☒ *MULTI-FAMILY ☐ COMMERCIAL ☐ INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: NORTHWEST CORNER OF EL GATO AND SOUTH 3RD ROAD.

SUBDIVISION LIES WITHIN THE: ☒ RURAL

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-28-26 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCOLATION AND SURFACE RUNOFF WILL DRAIN INTO EL GATO ROAD SIDE DITCH.

SEWER SYSTEM: ☒ SANITARY SEWER BY M.H.W.S.C.

WATER SERVICE PROVIDER: M.H.W.S.C. LINE SIZE: 8" LOCATION EL GATO ROAD

VARIANCE REQUEST TITLE B CHAPTER 2 SECTION 2.7 ITEM EASEMENTS (DRAINAGE & UTILITY)

STAFF RECOMMENDS: ☒ **Preliminary Approval** subject to comments and future recommendations by planning, other departments.

☐ **Final Approval** with financial guarantee.

* This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

REPLAT OF LOTS 1, 2 & 3 SANTA FE TERRACE SUBDIVISION

A 0.79 OF AN ACRE TRACT OF LAND BEING ALL OF LOTS 1,2 AND 3, SANTA FE TERRACE SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN INSTRUMENT NUMBER 3269711, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED IN LIEU OF FORECLOSURE AND CANCELLATION OF CONTRACT FOR DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3676624, 3704028 AND 3704029, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

FINAL ENGINEERING REPORT FOR REPLAT OF LOTS 1, 2 & 3 SANTA FE TERRACE SUBDIVISION
BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description, Costs, and Operability date

REPLAT OF LOTS 1, 2 & 3 SANTA FE TERRACE SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY MILITARY HIGHWAY WATER SUPPLY CORPORATION "M.H.W.S.C.". THE SUBDIVIDER AND M.H.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH M.H.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND M.H.W.S.C. HAS PROVIDED DOCUMENTATION TO FULLY ESTABLISH THE LONG-TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO THE FULL DEVELOPMENT OF THIS SUBDIVISION. M.H.W.S.C. HAS AN EXISTING 12" DIAMETER WATERLINE THAT RUNS EAST AND WEST ON THE SOUTH SIDE EL GATO ROAD. ANOTHER EXISTING 3" DIAMETER WATERLINE THAT RUNS EAST AND WEST FOR THE NORTH SIDE OF EL GATO ROAD.

THE WATER SYSTEM FOR REPLAT OF LOTS 1, 2 & 3 SANTA FE TERRACE SUBDIVISION CONSISTS OF 3-1" DIAMETER WATER SERVICE THAT TAPS INTO THE EXISTING 12" DIAMETER WATERLINE ON THE SOUTH SIDE OF EL GATO ROAD.

THE 3-1" DIAMETER WATER SERVICE, AND THE METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID M.H.W.S.C. THE SUM OF \$ _____ OR \$ _____ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, WATER RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO M.H.W.S.C. UPON REQUEST BY THE LOT OWNER, M.H.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY M.H.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.

REPLAT OF LOTS 1, 2 & 3 SANTA FE TERRACE SUBDIVISION IS TREATED BY WASTEWATER SERVICE FROM THE MILITARY HIGHWAY SUPPLY WATER CORPORATION. THE SUBDIVIDER AND THE MILITARY HIGHWAY SUPPLY WATER CORPORATION HAVE ENTERED INTO A CONTRACT IN WHICH THE MILITARY HIGHWAY SUPPLY WATER CORPORATION PROMISED TO TREAT WASTE WATER FOR AT LEAST 30 YEARS AND THE MILITARY HIGHWAY SUPPLY WATER CORPORATION HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISHED THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION.

THE MILITARY HIGHWAY SUPPLY WATER CORPORATION HAS AN EXISTING 8" SANITARY SEWER LINE THAT RUNS ALONG THE SOUTH SIDE OF EL GATO ROAD. FROM THE EXISTING 8" LINE, 2-6" DIAMETER SEWER SERVICE LINE RUNS TO LOTS 1 & 2. LOT 3 HAS AN EXISTING 6" SEWER DUAL SERVICE THAT WILL BE CONVERTED TO A 6" SINGLE SERVICE.

THE 6" SEWER SERVICE LINES WILL BE INSTALLED. THE SUBDIVIDER WILL PAID THE MILITARY HIGHWAY SUPPLY WATER CORPORATION DURING THE CONSTRUCTION OF THE REPLAT OF LOTS 1, 2 & 3 SANTA FE TERRACE SUBDIVISION, WHICH SUM REPRESENTS THE TOTAL COST OF THE SEWER SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE MILITARY HIGHWAY SUPPLY WATER CORPORATION. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY MILITARY HIGHWAY SUPPLY WATER CORPORATION AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SANITARY SEWER DISTRIBUTION SYSTEM DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL CONSTRUCTED WATER AND SANITARY SEWER DISTRIBUTION SYSTEM, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ _____ WHICH EQUALS TO \$ _____ PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ _____ WHICH EQUALS TO \$ _____ PER LOT.



8-3-26
MARCO A. GONZALEZ
P.E. 120016

REPORT FINAL DE INGENIERIA PARA LA SUBDIVISION DE RIO RICO RANCHETTES No.2

BY ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Descripción, Gastos, y Fecha de Inicio

REPLAT OF LOTS 1, 2 & 3 SANTA FE TERRACE SUBDIVISION, RECIBIRÁ SU PROVISIÓN DE AGUA DE MILITARY HIGHWAY WATER SUPPLY CORPORATION "M.H.W.S.C.". EL DUEÑO DE LA SUBDIVISION Y LA COMARIA M.H.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PROXIMOS 30 AÑOS. M.H.W.S.C. TENDRÁ QUE REPRESENTAR DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. M.H.W.S.C. TIENE UNA LINEA EXISTENTE DE 12" PULGADAS DE DIAMETRO QUE CORRE DE ESTE A OESTE POR EL LADO SUR DE LA CALLE EL GATO ROAD Y OTRA LINEA EXISTENTE DE 3" PULGADAS DE DIAMETRO QUE CORRE DE ESTE A OESTE POR EL LADO NORTE DE LA CALLE EL GATO ROAD.

EL SISTEMA DE AGUA PARA EL REPLAT OF LOTS 1, 2 & 3 SANTA FE TERRACE SUBDIVISION CONSISTE CON TRES (3) SERVICIOS SENCILLOS DE 1" PULGADAS DE DIAMETRO QUE SE CONECTA CON LA LINEA DE AGUA EXISTENTE DE 12" PULGADAS DE DIAMETRO POR EL LADO SUR DE LA CALLE EL GATO ROAD.

LOS TRES (3) SERVICIOS INDIVIDUALES DE 1" Y LAS CAJAS DE MEDIDOR DE AGUA HA SIDO INSTALADAS A UN COSTO TOTAL DE US\$ _____ O US\$ _____ POR LOTE. EL DUEÑO DE LA SUBDIVISION HA TAMBIEN PAGADO US\$ _____ O US\$ _____ POR LOTE A M.H.W.S.C. POR COSTO DE LA INSTALACIÓN DE CADA MEDIDOR DE AGUA, MEMBRÍAS Y LOS GASTOS DE CONEXIÓN, CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA. LA COMARIA M.H.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: Descripción y Gastos.

LA SUBDIVISION REPLAT OF LOTS 1, 2 & 3 SANTA FE TERRACE SUBDIVISION RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO DE LA CIUDAD DE ALAMO. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE ALAMO. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. LA CIUDAD DE ALAMO. HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE ALAMO. CUENTA CON UNA LINEA DE DRENAJE DE 8" PULGADAS DE DIAMETRO QUE CORRE DE ESTE A OESTE AL COSTADO DEL LADO SUR DE LA CALLE EL GATO ROAD.

DE LA LINEA EXISTENTE DE DRENAJE SANITARIO DE 8 PULGADAS SALEN DOS (2) SERVICIO DE 6 PULGADAS DE DIAMETRO QUE CORREN ASIA EL LOTE UNO Y DOS. (1 Y 2) EL LOTE TRES (3) CONSISTE CON UN SERVICIO DE SES (6) PULGADAS QUE SERA EXTENDIDO HACIA EL LOT 3. LOS DOS (2) SERVICIO DE 8" HA SIDO INSTALADOS. EL DUEÑO DE LA SUBDIVISION LE HA PAGADO A LA CIUDAD DE ALAMO DURANTE LA CONSTRUCCIÓN DE LA SUBDIVISION DE LA REPLAT OF LOTS 1,2 & 3 SANTA FE TERRACE. EL COSTO QUE CUAL CUBRE EL COSTO TOTAL DE LOS SERVICIOS, INSTALACIÓN, CONEXIÓN, Y MEMBRÍAS. EL SISTEMA DE DRENAJE FUE APROVADA Y ACEPTADA POR LA CIUDAD DE ALAMO Y ESTA EN FUNCIONAMIENTO A PARTIR DE LA FECHA DEL REGISTRO DE LA SUBDIVISION EN EL CONDADO DE HIDALGO.

CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ _____ O \$ _____ POR LOTE.

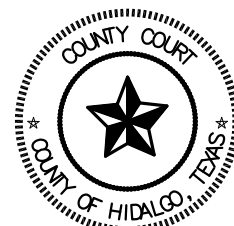
DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$ _____ O \$ _____ POR LOTE.



8-3-26
MARCO A. GONZALEZ
P.E. 120016

COST ESTIMATE

WATER DISTRIBUTION: \$ _____
SANITARY SEWER SYSTEM: \$ _____
DRAINAGE IMPROVEMENTS: \$ _____
PAVING IMPROVEMENTS: \$ _____



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS

124 E. STUBBS ST.

EDINBURG, TEXAS 78539

ENGINEERING REGISTRATION NUMBER F-1513

SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS

PHONE 956-381-6480

FAX 956-381-0527

ALFONSO@QHA-ENG.COM

SHEET NO. 2	FILE NAME: F:\DATA\SUBD\H.C\REPLAT OF LOTS 1, 2 & 3 STA FE TERRACE
OF 2 SHEETS	DATE PREPARED: 03-25-28
	PREPARED BY: ALUIS OYAS
	CHECKED BY: M.G.
	DATE REVISD: 07-21-28
	CHECKED BY: _____
	APPROVED BY: _____

SCALE 1" = 30'

15.00' UTILITY EASEMENT RECORDED IN VOLUME 16, PAGE 7, MAP RECORDS, HIDALGO, TEXAS.
(TO BE IGNORED BY PLAT)

THE SYLVIA GUERRERO AND VANESSA ESCOBEDO TRACT: A 1.00 ACRE TRACT OUT LOT 5, BLOCK 29, KAMU LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 424256, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE SIMON ESCOBEDO AND WIFE, CAROLINA H. ESCOBEDO TRACT: A 0.123 ACRE TRACT OUT LOT 6, BLOCK 29, KAMU LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1609, PAGE 859, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

30'X30' SHARED DRIVEWAY EASEMENT RECORDED IN DOCUMENT No. 3269711, MAP RECORDS, HIDALGO, TEXAS.

EXISTING 4" SEWER SERVICE TO BE REMOVED

EXIST. 3" WATERLINE (M.H.W.S.C.)

EXIST. 8" WATERLINE (M.H.W.S.C.)

EXIST. SANITARY SEWER M.H. TOP: 92.28

DRAINAGE REPORT FOR REPLAT OF LOTS 1, 2, & 3 SANTA FE TERRACE SUBDIVISION

The Replat of Lots 1, 2, & 3 Santa Fe Terrace Subdivision is a 0.79 of an acre tract of land being all of Lots 1,2 and 3, Santa Fe Terrace Subdivision, Hidalgo County, Texas, according to the plat or map thereof recorded in instrument number 3269711, map records Hidalgo County, Texas, and according to general warranty deed in lieu of foreclosure and cancellation of contract for deed recorded under county clerk's document number 3676624, 3704028 and 3704029, official records, Hidalgo County, Texas. This subdivision is located on the northwest corner of El Gato Road and South 3rd Street. It is located in Hidalgo County and has opted out of the City of Alamo ETJ. The proposed subdivision will consist of three multi-family lots.

The tract is located in Zone "B", areas between limits of the 100-year and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one (1) square mile; or areas protected by levees from the base flood (medium shading) as per FEMA Flood Insurance Rate Map, community-panel number 480334 0425 C, dated on November 16, 1982.

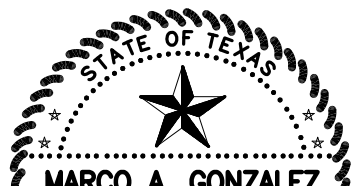
The soil is Hidalgo (28) in soil group "B". It is a mixture of sandy clay loam (SC) and clay loam (SC). This soil is well drained. Permeability is moderate. Plasticity Index has a range of 11-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in an southeasterly direction with an approximate 0.5% slope. The existing runoff for the proposed subdivision is Q=0.79 cubic feet per second based on a 10-year storm.

After development the runoff will be Q= 5.32 cubic feet per second based on a 50-year storm event for an increase of Q= 4.53 cubic feet per second. Detention will be 6,091.55 cubic feet (0.14-acre feet) in accordance with the County's drainage requirements. The detention required for each lot is as follows: Lot 1=2,236.14, Lot 2=1,927.71 OF, Lot 3=1,927.71 OF. The runoff will flow to the road side ditch along El Gato Road. The road side ditch flows east and flows into an existing culvert that eventually discharges into HCOO No. 1 -Alamo Expressway Drain Ditch.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "B" AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C (DATED NOVEMBER 16, 1982) IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN ABOVE.



8-3-26
MARCO A. GONZALEZ
P.E. No. 120016

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

SUBDIVIDER CERTIFICATION

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

I, OSCAR A. HERNANDEZ, MEMBER OF MY HOMES LLC. SUBDIVIDERS OF REPLAT OF LOTS 1, 2 & 3 SANTA FE TERRACE SUBDIVISION HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

OSCAR A. HERNANDEZ
MEMBER OF MY HOMES LLC.
1626 E. GRIFFIN PRVY, STE B
MISSION, TX 78572

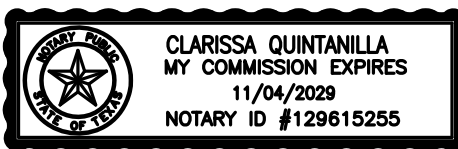
STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared

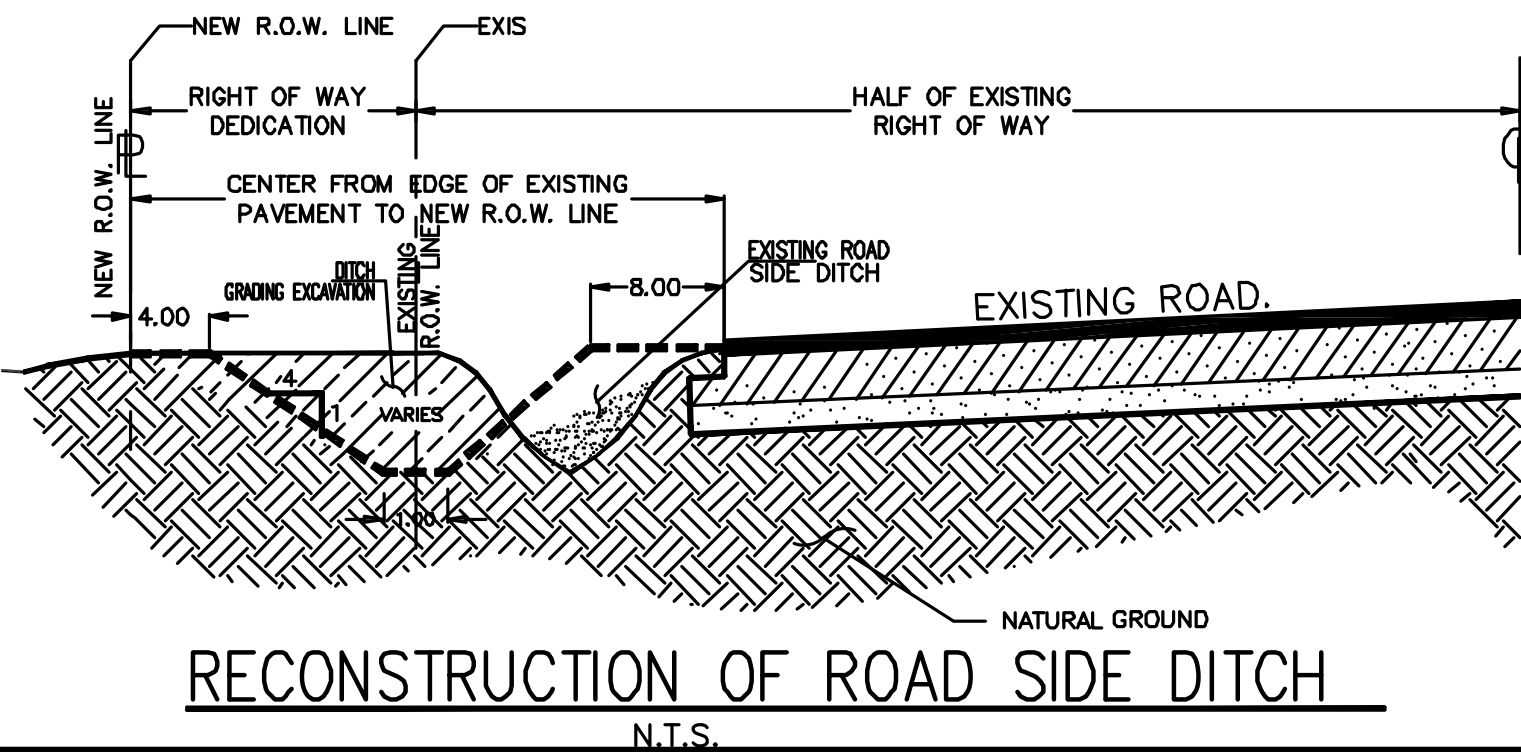
OSCAR A. HERNANDEZ, MEMBER OF MY HOMES LLC.

proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.



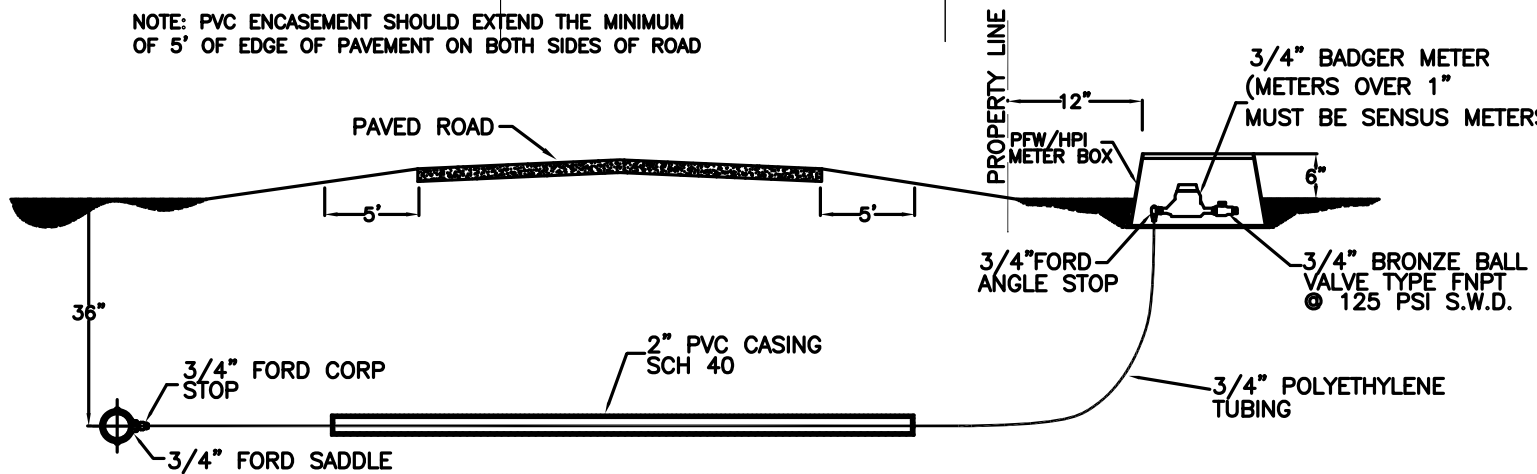
CLARISSA QUINTANILLA-NOTARY PUBLIC



RECONSTRUCTION OF ROAD SIDE DITCH

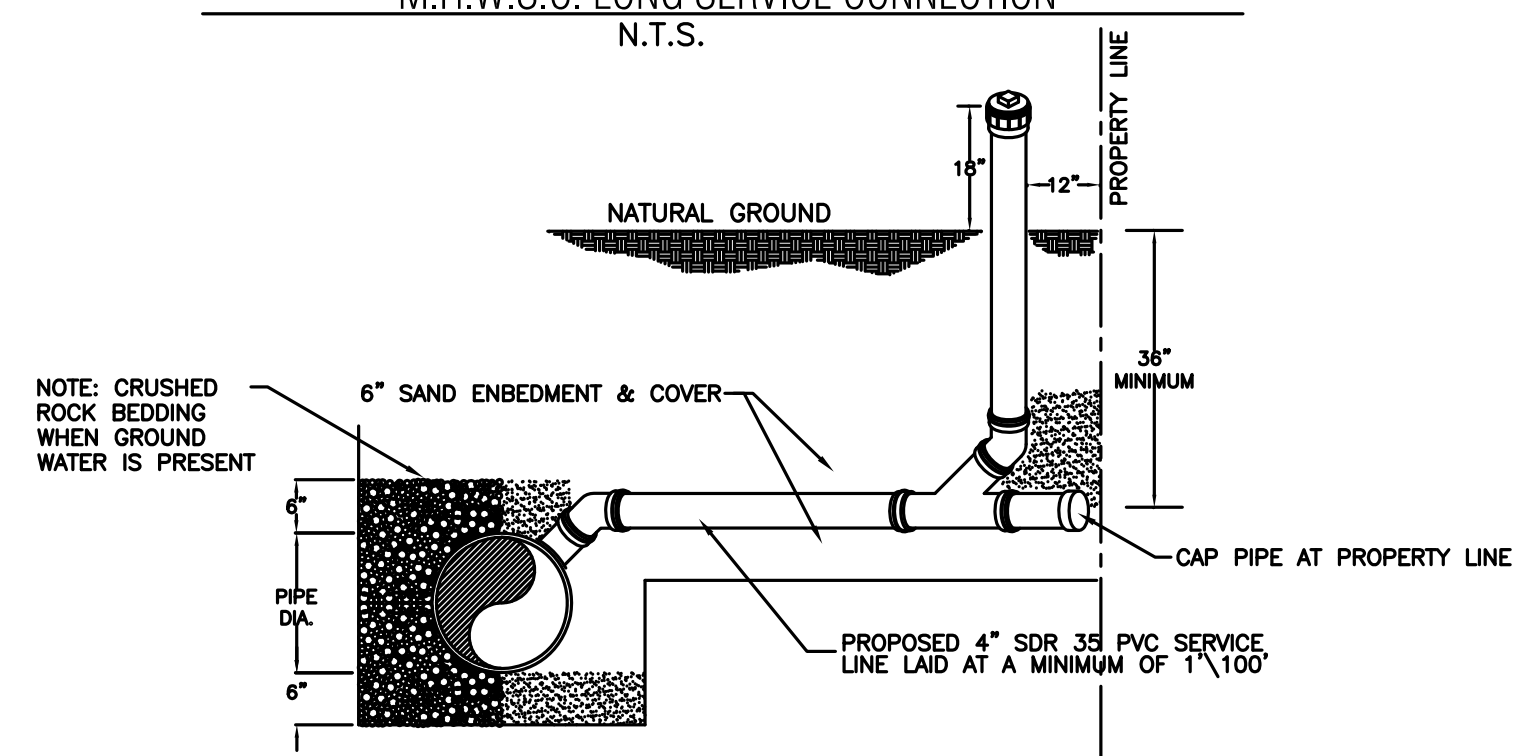
N.T.S.

NOTE: PVC ENCASEMENT SHOULD EXTEND THE MINIMUM OF 5' OF EDGE OF PAVEMENT ON BOTH SIDES OF ROAD



M.H.W.S.C. LONG SERVICE CONNECTION

N.T.S.



M.H.W.S.C. SINGLE SEWER SERVICE CONNECTION

N.T.S.

WATER METER BOX CAJA DE MEDIDOR DE AGUA
8" WATER SUPPLY LINE 8" LINEA DE AGUA
SERVICE LINES LINEAS DE SERVICIOS

